

**Oakwood Knoll**  
**Homeowners' Association, Inc.**  
P.O. Box 5841 Lakeland, FL 33807-5841  
**Board of Directors Resolution**

2019-L2

WHEREAS, the Oakwood Knoll Homeowners Association, Inc. (HOA) was established with three controlling documents. Those Documents are the "Declaration of Covenants, Conditions and Restrictions for Oakwood Knoll", the "Articles of Incorporation of Oakwood Knoll Homeowners Association, Inc." and the "By-Laws of Oakwood Knoll Homeowners Association, Inc.",

WHEREAS, the Documents define the limited restrictions, powers, limitations and duties of the homeowners, directors, and officers,

WHEREAS, the Documents were constructed and executed in February, 2005 and many features of each respective document are now rendered inappropriate by statute, common practice or banking regulations,

WHEREAS, each Document contains provisions for its modification,

WHEREAS, Article XII, By-Laws empowers the Board of Directors to modify the By-Laws by a majority vote of the board members during a regular or special meeting,

WHEREAS, Article XIII of the Covenants "Exterior Maintenance", Section 1 "Owners Responsibility" defines the expectations of the Home Owners Association in keeping a uniform appearance throughout the community.

WHEREAS, this resolution will define those expectations to make them clear to homeowners so they can pass along to any tenants understanding that the homeowner is ultimately responsible.

WHEREAS, Article XIII, Section 1 states all lawn and landscape must be in good repair and in a neat and attractive condition. To define, no grass shall exceed 8" in height, no grass should extend onto paved surfaces by more than 3.5", no bushes shall exceed 10' high or exceed height of any eve on single story houses, no trees shall extend into the road whereas a passing vehicle may rub branches and trimming along house and fence lines must be kept within 8' standard as well.

WHEREAS, Article XIII, Section 1 states "the minimum but not exclusive standard for maintenance of improvements shall be consistency with the approved plans therefor and with the general appearance of the other occupied improvements in the Property as a whole when initially constructed and improved." To define, the Home Owner Association asks that all mailboxes remain the same type of post design, they must remain white, with a white mailbox, with numbers on both sides, kept in a clean

and well maintained condition (no missing numbers or broken parts). Numbers on the homes must remain along side the garage nearest the door and shall remain black in color, as to stay consistent with the rest of the community.

WHEREAS, Article IX "Restrictive Covenants", Section 5 "Garbage and Trash" To define the screening mentioned to keep all trash cans concealed within your Dwelling or in an enclosure, all fencing must not exceed 4' in height and can be made from treated wood fencing or white vinyl fencing (this is specifically in reference to screening garbage).

THEREFORE, this 10<sup>th</sup> day of September, 2019, the Board of Directors by an affirmative majority vote resolve to define the Covenants with this resolution. This resolution will be reviewed the 2<sup>nd</sup> month of each calendar year by the Board of Directors for any further definitions.

IN WITNESS WHEREOF, I have executed my name as Secretary and affixed the corporate seal of the above-named Corporation this 10<sup>th</sup> day of September, 2019.

Oakwood Knoll Homeowners' Association Inc.  
"Corporate Seal"

---

Secretary